

DEVELOPMENT STATISTICS

PROPOSED BUILDINGS & PARKING

PROPOSED USE	SIZE (SF)	REQUIRED PARKING	PROPOSED PARKING
A ONE STORY DENTAL OFFICE (3 SP./EXAM ROOM, 7 RMS TOT)	3,724	21 SPACES	26 SPACES
B GAS STATION (1 SPACE PER 200 SF GFA)	5,400	27 SPACES	36 SPACES [26 SP. + 2 SP. PER ISLAND (10 SP.)]
C 1. RETAIL (1 SPACE PER 200 SF GFA)	2,000	10 SPACES	16 SPACES
2. BANK (1 SPACE PER 300 SF GFA + 4 TELLERS x 2 SP.)	2,000	15 SPACES	21 SPACES
D 1. RETAIL (1 SPACE PER 200 SF GFA)	1,620	9 SPACES	16 SPACES
2. RESTAURANT (DRIVE IN) (1 SPACE PER 75 SF GFA)	1,620	22 SPACES	23 SPACES [16 SP. + 7 SP. (DRIVE THROUGH STACKING)]
A-D COMMERCIAL SUBTOTALS			
E (7) APARTMENTS @ 1,260 SF EACH (2 SPACES PER UNIT)	8,820	14 SPACES	7 GARAGE + 7 SURFACE
F (6) APARTMENTS @ 1,551 SF EACH (2 SPACES PER UNIT)	9,306	12 SPACES	6 GARAGE + 6 SURFACE
G (6) APARTMENTS @ 1,551 SF EACH (2 SPACES PER UNIT)	9,306	12 SPACES	6 GARAGE + 6 SURFACE
E-G RESIDENTIAL SUBTOTALS			
H TWO STORY OFFICE BUILDING (1 SPACE PER 300 SF GFA)	26,000	87 SPACES	88 SPACES
TOTALS		210 SPACES	232 SPACES

① THIS USE GOVERNS
② INCLUDES 10 SPACES AT GAS STATION PLUS 12 DRIVE THROUGH STACKING

BUILDING SETBACKS:

	REQUIRED	PROPOSED
FRONT YARD	90'	80' & 90'
SIDE YARD	25'	20'
REAR YARD	50'	VARIES (SEE LAYOUT)

PROPOSED PARKING:

STANDARD SPACES ARE 9' x 20' WITH 24' PARKING ISLES. BARRIER FREE SPACES WILL BE PROVIDED AS REQUIRED.

PROPOSED LOT COVERAGE:

PARKING/CONCRETE PADS	151,019 S.F.	
BUILDING	43,865 S.F.	
TOTAL BLDG+PARKING COVERAGE	194,884 S.F.	46%
GROSS OPEN AREA	225,034 S.F.	54%
NET OPEN SPACE (20% MIN. REQ'D)		
	104,750 S.F.	24.7% (OF 9.64 ACRES)
TOTAL AREA	9.64 ACRES	419,918 S.F.

PROPOSED OPEN SPACE:

*AS DEFINED BY PUD ORDINANCE

OPEN SPACES TO BE CONNECTED BY INTERIOR PEDESTRIAN WALKWAYS. THE LARGE OPEN SPACES ADJACENT TO THE PROPOSED 2-LEVEL TOWNHOMES, LOCATED SOUTH OF THE GAS STATION/CONVENIENCE STORE AND BANK/RETAIL, TO BE COMMON OPEN SPACE. TWO PEDESTRIAN PLAZAS WITH BENCHES TO BE PROVIDED AS SHOWN. SPECIFIC DESIGN TO BE SUBMITTED WITH FINAL PUD PLANS.

PROPOSED LANDSCAPING:

A REVISED LANDSCAPING PLAN WILL BE PROVIDED PRIOR TO ANY FINAL PUD APPROVAL AND WILL MEET PREVIOUS APPROVED PLANS PENDING APPROVAL OF THIS AMENDED PRELIMINARY PUD PLAN.

PROPOSED LIGHTING:

PROPOSED PARKING LOT LIGHTS SHALL BE DEFLECTED AWAY FROM ADJACENT RESIDENTIAL AREAS AND SHALL BE INSTALLED IN SUCH A MANNER AS TO ALLOW THE REDUCTION OF THE AMOUNT OF LIGHT ON OTHER THAN NORMAL PARKING HOURS EACH DAY. THE SOURCE OF ILLUMINATION IN ALL PARKING LOTS ABUTTING A RESIDENTIAL AREA SHALL BE LIGHTS MOUNTED ON GARAGES.

PROPOSED UTILITY SERVICES:

PUBLIC SEWER AND WATER SERVICE SHALL BE PROVIDED TO PROPOSED BUILDINGS.

PROPOSED SIGNAGE:

ONE PROPOSED SIGN LOCATED AT CORNER OF 44TH STREET AND 8TH AVENUE, TO BE COORDINATED WITH FOCAL POINT FEATURE (SEE SEPARATE DETAIL), AND ONE PROPOSED GROUND MONUMENT SIGN LOCATED AT EACH ENTRANCE DRIVE (3 SIGNS TOTAL).

PROPOSED WALL SIGN AREAS TO COMPLY WITH TOWNSHIP SIGN ORDINANCE FOR NS DISTRICT, CHAPTER 25, SECTION 25.6 (B). PUD REQUESTS WAIVER FROM ORDINANCE TO PLACE WALL SIGNS ON SIDES AND BACKS OF BUILDINGS IN ADDITION TO FRONTS OF BUILDINGS.

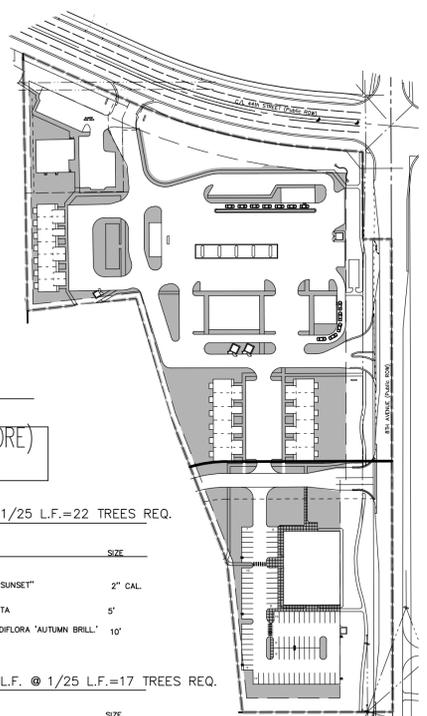
MISCELLANEOUS NOTES:

THIS SITE IS NOT WITHIN THE 100 YEAR FEMA FLOOD HAZARD AREA.

DESCRIPTION OF OVERALL PUD

Description of Overall PUD:
Part of the NE 1/4, Section 26, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the E 1/4 corner of Section 26; thence N00°09'30"W 240.00 feet along the East line of said NE 1/4 to the PLACE OF BEGINNING of this description; thence S89°51'30"W 265.71 feet; thence N05°51'46"W 265.50 feet; thence N21°15'52"W 279.45 feet; thence N16°19'00"W 212.75 feet; thence S83°39'07"W 193.25 feet; thence N01°00'00"W 452.37 feet; thence S65°59'07"E 200.71 feet along the Southerly line of 44th Street; thence Southerly 337.94 feet along said Southerly line on a 1004.93 foot radius curve to the left, the chord of which bears S75°37'08"E 336.35 feet; thence S85°15'10"E 92.36 feet along said Southerly line; thence S00°09'30"E 153.78 feet along the Westerly line of 8th Avenue; thence N89°45'58"E 50.00 feet to the East line of said NE 1/4; thence S00°09'30"E 832.55 feet along said East line to the place of beginning. Subject to highway R.O.W. for 8th Avenue. This parcel contains 10.27 acres, including highway R.O.W., and 9.64 excluding it.

PROPOSED OPEN SPACE



PROPOSED LANDSCAPE:

FOR AREA B (GAS STATION/CONV. STORE) AND AREA C (BANK/RETAIL)

ZONE 1: EAST BUFFER ALONG 8TH AVE 540L.F. @ 1/25 L.F.=22 TREES REQ.

KEY	PROPOSED	COMMON NAME	SCIENTIFIC NAME	SIZE
10	RED SUNSET MAPLE	ACER RUBRUM "RED SUNSET"	ACER RUBRUM "RED SUNSET"	2" CAL.
8	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	PICEA GLAUCA DENSATA	5"
4	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA "AUTUMN BRILL."	AMELANCHIER X GRANDIFLORA "AUTUMN BRILL."	10"

ZONE 2: NORTH BUFFER ALONG 44TH STREET 421 L.F. @ 1/25 L.F.=17 TREES REQ.

KEY	PROPOSED	COMMON NAME	SCIENTIFIC NAME	SIZE
6	RED SUNSET MAPLE	ACER RUBRUM "RED SUNSET"	ACER RUBRUM "RED SUNSET"	2" CAL.
5	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	PICEA GLAUCA DENSATA	5"
9	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA "AUTUMN BRILL."	AMELANCHIER X GRANDIFLORA "AUTUMN BRILL."	10"

ZONE 5: INTERIOR LANDSCAPE NORTH OF MOST NORTHERLY ENTRANCE OFF 8TH AVE

KEY	PROPOSED	COMMON NAME	SCIENTIFIC NAME	SIZE
7	RED SUNSET MAPLE	ACER RUBRUM "RED SUNSET"	ACER RUBRUM "RED SUNSET"	2" CAL.
15	ARISTOCRAT PEAR	PIRUS CALLERYANA "ARISTOCRAT"	PIRUS CALLERYANA "ARISTOCRAT"	2"
55	MOP CYPRESS	CHAMAECYPARIS PISIFERA MOP CYPRESS	CHAMAECYPARIS PISIFERA MOP CYPRESS	18"
10	GOLDFLAME SPIREA	SPIREA X BUNALDA "GOLDFLAME"	SPIREA X BUNALDA "GOLDFLAME"	18"
17	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES "LITTLE BUNNY"	PENNISETUM ALOPECUROIDES "LITTLE BUNNY"	1 GAL
15	NIKKO BLUE HYDRANGEA	HYDRANGEA MACROPHYLLA "NIKKO BLUE"	HYDRANGEA MACROPHYLLA "NIKKO BLUE"	18"
3	RUMBA WEIGELA	WEIGELA FLORIDA "RUMBA"	WEIGELA FLORIDA "RUMBA"	18"

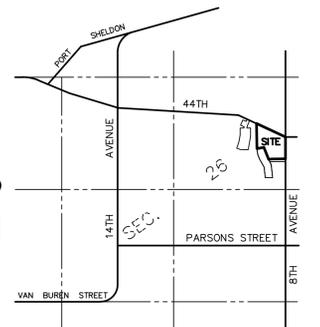
FOCAL POINT: CORNER OF 44TH STREET AND 8TH AVE.

KEY	PROPOSED	COMMON NAME	SCIENTIFIC NAME	SIZE
3	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA "AUTUMN BRILL."	AMELANCHIER X GRANDIFLORA "AUTUMN BRILL."	10"
30	STELLA D'ORO DAYLILY	HEMEROCALLIS "STELLA D'ORO"	HEMEROCALLIS "STELLA D'ORO"	10 GAL
25	MOP CYPRESS	CHAMAECYPARIS PISIFERA MOP CYPRESS	CHAMAECYPARIS PISIFERA MOP CYPRESS	18"
12	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES "LITTLE BUNNY"	PENNISETUM ALOPECUROIDES "LITTLE BUNNY"	1 GAL

GREENLINE INC.
2300 CANTON STREET, ANN ARBOR, MI 48106
PHONE: (734) 769-1100
FAX: (734) 769-1101
WWW.GREENLINEINC.COM



FOCAL POINT/SIGN DETAIL



LOCATION MAP
SCALE: 1" = 2000'

S.B. 1 = SOIL BORINGS TAKEN BY SOILS & STRUCTURES 3/21/06
S.B. 1 = SOIL BORINGS TAKEN BY EXCEL ENGINEERING 1/19/06 (LOCATIONS ARE APPROXIMATE)



SEE SHEETS 2 AND 3 OF 3 FOR SPECIFIC DETAILS OF WHAT IS TO BE CONSTRUCTED AS PART OF THIS FINAL PUD REQUEST

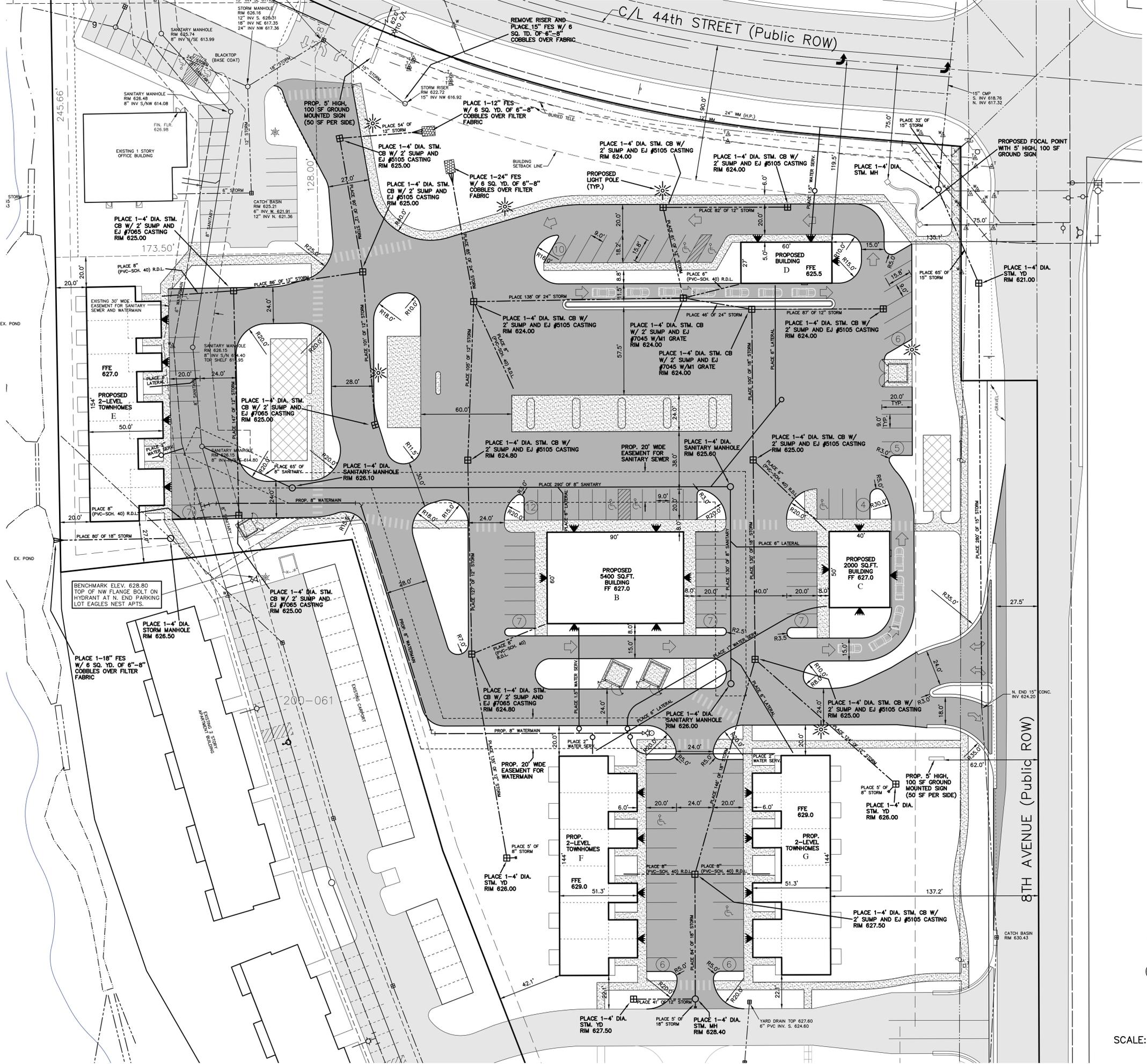
SCALE: 1" = 50'

FINAL PUD - CONVENIENCE/OFFICE/RETAIL/TOWNHOUSE
OVERALL SITE DEVELOPMENT PLAN
44TH STREET / 8TH AVENUE PUD
ATTN: GREAT LAKES CONVENIENCE, INC.
ATTN: DON ZIEMKE, JR.
6785 WHITNEYVILLE ROAD SE
ALTO, MI 49302
IN: PART OF THE NE 1/4 OF SECTION 26, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

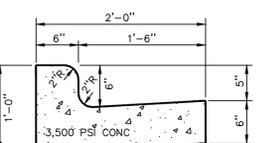
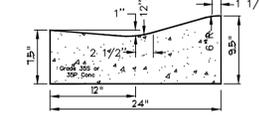
REVISIONS:	DATE:	BY:	APP.:

excel engineering, inc.
planners • engineers • surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 Fax: (616) 531-2121
www.excelengineering.com

DRAWN BY: JDR
APPROVED BY: DDG
FILE NO.: 151499E
PROJ. ENG.: DDG
SURV.: JCB
DATE: 9/19/2016
SHEET 1 of 3



Notes: 1. Contraction Joints shall be placed every 10 ft
 2. Expansion Joints shall be placed at 350 ft Min and at all Radius Points



1. Legal Description:
 Part of the Northeast 1/4, Section 26, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the East 1/4 corner of Section 26; thence N00°09'30"W 925.55 feet along the East line of said NE 1/4 to the PLACE OF BEGINNING of this description; thence S89°50'30"W 330.00 feet; thence Northwesterly 57.96 feet along a 50.0 foot radius curve to the right, the chord of which bears N33°22'09"W 54.77 feet; thence N00°09'30"W 120.00 feet; thence Northwesterly 96.43 feet along a 80.0 foot radius curve to the left, the chord of which bears N34°41'20"W 90.70 feet; thence Northwesterly 30.70 feet along a 80.0 foot radius curve to the right, the chord of which bears N58°13'28"W 30.52 feet; thence S89°00'00"W 20.61 feet; thence N22°51'49"W 43.10 feet; thence N01°00'00"W 64.00 feet; thence N23°40'06"E 33.28 feet; thence Southeasterly 331.86 feet along the Southerly line of 44th Street on a 1004.93 foot radius curve to the left, the chord of which bears S75°47'33"E 330.35 feet; thence S85°15'10"E 92.36 feet along said Southerly line; thence S00°09'30"E 153.78 feet along the Westerly line of 8th Avenue; thence N89°45'58"E 50.00 feet to the East line of said Northeast 1/4; thence S00°09'30"E 147.00 feet along said East line to the place of beginning. Subject to highway R.O.W. for 8th Avenue. This parcel contains 2.78 acres, including highway R.O.W.

2. Mapping:
 a. Boundary and topographical surveys by Exxel Engineering, Inc.
 b. Underground utility information, per available records.

3. Existing and Proposed Zoning:
 PUD = Planned Unit Development

4. Refer to overall PUD plan for adjacent existing and future plan areas to the west and south.

5. Parking Data: see Sheet 1

6. Site lighting design and details to be provided by others.

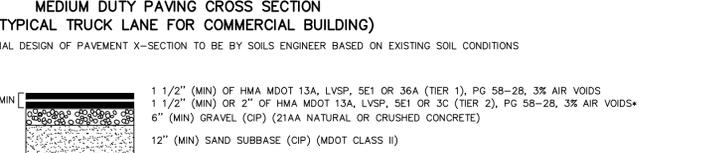
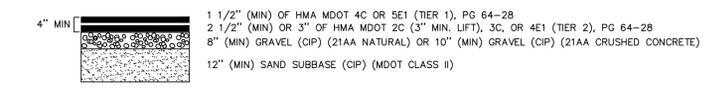
7. This site is not within the 100 year FEMA Flood Hazard Area.

8. Refer to various reports of the geotechnical investigations done by Soils and Structures, Inc. for more information and site/building construction recommendations relative to existing ground soils and water table conditions.

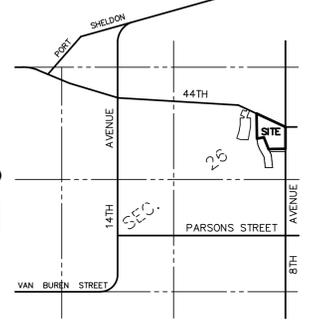
9. All necessary reviews, approvals, and permits will be obtained from the appropriate local, county, and state agencies.

GENERAL NOTES - GEORGETOWN TOWNSHIP

- All sanitary sewer and watermain materials and construction methods shall conform to the standard specifications and details of Georgetown Township.
- Watermain centerline to be placed 5'-9" below the finished grade.
- All hydrants to have "Clow" mechanical joint anchoring fitting.
- All watermain shall be blue in color.
- All sanitary sewer shall be TV inspected. Sanitary sewer below the water table shall be TV inspected (minimum 30 days after removal of dewatering operation).



- Legend**
- = IRON STAKE FOUND
 - = IRON STAKE SET
 - = MONUMENT
 - = UTILITY POLE & GUY WIRE
 - ⊙ = LIGHT POLE
 - ⊙ = SIGN
 - ⊙ = HYDRANT
 - ⊙ = VALVE
 - ⊙ = CATCH BASIN
 - = MANHOLE
 - = BURIED CABLE MARKER
 - ⊙ = POST INDICATOR VALVE
 - ⊙ = SOIL BORING
 - = FENCE LINE
 - = OVERHEAD WIRES



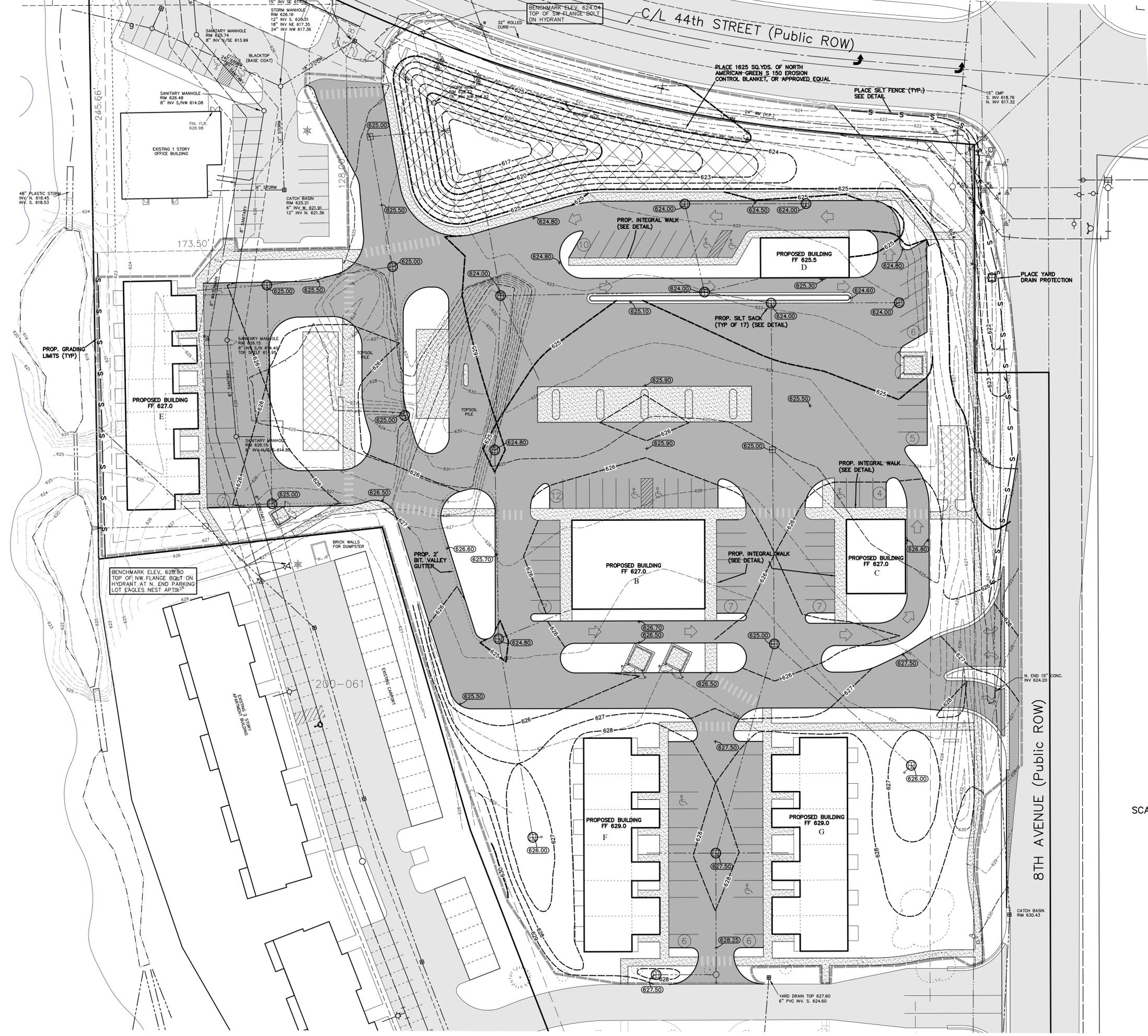
FINAL PUD - CONVENIENCE/OFFICE/RETAIL/TOWNHOUSE
SITE UTILITY & DIMENSION PLAN
44TH STREET / 8TH AVENUE PUD
 ATTN: GREAT LAKES CONVENIENCE, INC.
 ATTN: DON ZIEMKE, JR.
 6785 WHITNEYVILLE ROAD SE
 ALTO, MI 49302
 IN: PART OF THE NE 1/4 OF SECTION 26, T6N, R13W,
 GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

REVISIONS:	DATE:	BY:	APP.:

DRAWN BY: JDR	PROJ. ENG.: DDG	SHEET: 2 of 3
APPROVED BY: DDG	PROJ. SURV.: JCB	
FILE NO.: 151499E	DATE: 9/19/2016	

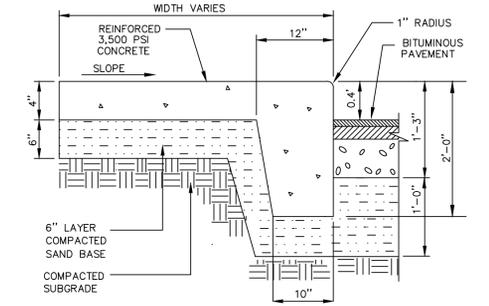
SCALE: 1" = 30'

P:\Projects\2015\151499\Drawings\dwg\151499.dwg, FINAL PUD-SDP, 9/26/2016 2:58:56 PM, JDR

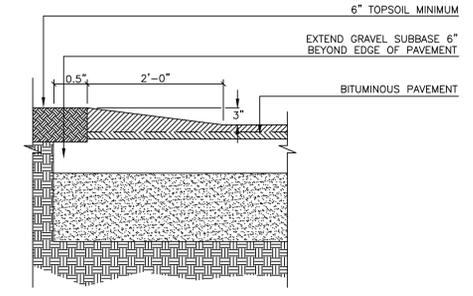


BENCHMARK ELEV. 630.53
 TOP OF MAG NAIL IN SE SIDE P. POLE
 AT NW CORNER 8TH AVE. AND DRIVE
 TO EAGLES NEST APARTMENTS

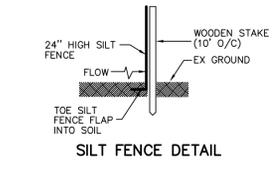
- SOIL EROSION CONTROL NOTES :
1. ALL SOIL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF ANY GRADING.
 2. INSPECT AND MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS AFTER EACH SIGNIFICANT RAINFALL AND UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
 3. ALL NON-PAVED SURFACES SHALL BE TOPSOILED WITH MINIMUM OF 4" TOPSOIL AND SEED.
 4. PLACE ALL NEW STORM CATCHBASIN GRATES IN SILT SACKS UNTIL PAVING BEGINS.
 5. PLACE SILT FENCE AS SHOWN ON PLAN AND PER DETAIL.
 6. CONTRACTOR SHALL MINIMIZE TRACKING OF MUD AND SOIL ONTO ROADWAYS. PLACE SILT SACKS ON CATCHBASINS AS NEEDED ALONG HAUL ROUTE.
 7. AREA OF DISTURBANCE IS 6.4 ACRES.



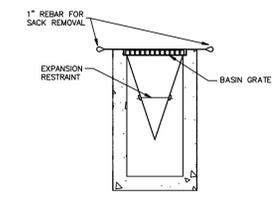
INTEGRAL CONC WALK/CURB



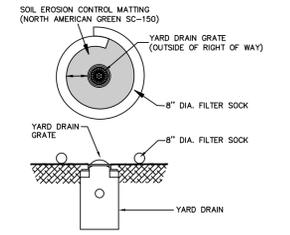
BITUMINOUS VALLEY GUTTER



SILT FENCE DETAIL



SILT SACK DETAIL



YARD DRAIN PROTECTION DETAIL



LOCATION MAP
 SCALE: 1" = 2000'

SCALE: 1" = 30'



**FINAL PUD – CONVENIENCE/OFFICE/RETAIL/TOWNHOUSE
 GRADING & SOIL EROSION CONTROL PLAN
 44TH STREET / 8TH AVENUE PUD**
 ATTN: GREAT LAKES CONVENIENCE, INC.
 ATTN: DON ZIEMKE, JR.
 6785 WHITNEYVILLE ROAD SE
 ALTO, MI 49302
 IN: PART OF THE NE 1/4 OF SECTION 26, T6N, R13W,
 GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

REVISIONS:		excel engineering, inc. planners • engineers • surveyors 5252 Clyde Park, S.W. • Grand Rapids, MI 49509 Phone: (616) 531-3660 Fax: (616) 531-2121 www.excelengineering.com
DRAWN BY: JDR APPROVED BY: DDG FILE NO.: 151499E		
8/26/16 REVISED PER STAFF REVIEW (JR)	PROJ. ENG.: DDG PROJ. SURV.: JCB DATE: 9/17/2016	SHEET 3 of 3

P:\Projects\2015\151499\Drawings\151499.dwg, FINAL_PUD-GRD, 9/26/2016 2:26:10 PM, .jtd